

FOR SALE

WALGREENS

1600 S. Western Street
Amarillo, Texas 79106



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 15,036 square feet on 1.87 Acres of Land
- Texas is a No Income Tax State
- Strong Store Sales
- Walgreens is a publicly traded Fortune 500 company with over 120 years in business
- Located near national retailers Dollar General, Burlington, Discount Tire, Sonic Drive-In, Home Depot, Petco, Family Dollar and more
- Over 19,000 Vehicles Per Day
- Densely Populated Area with over 164,000 Residents within a 5 Mile Radius
- Average Household Income exceeds \$72,000 within a 5 Mile Radius

PRICE:	\$4,169,230
CURRENT NOI:	\$271,000
CAP RATE:	6.5%
LEASE TYPE:	NN
PRIMARY LEASE TERM:	20 YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI/JULIAN KARIM

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 15,036 square foot Walgreens store located in Amarillo, Texas. The property has a NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed by Walgreens Boots Alliance.

This Walgreens is strategically located on S. Western Street and is in close proximity to national retailers Dollar General, Burlington, Discount Tire, Sonic Drive-In, Home Depot, Petco, Family Dollar and more.

The subject property is highly visible with over 19,000 Vehicles Per Day and is in a densely populated area with over 164,000 Residents within a 5 Mile Radius which ensures this Walgreens to be lucrative and makes this location ideal for the success of this store.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top drug stores.



INVESTMENT SUMMARY

LIST PRICE:	\$4,169,230
CURRENT NOI:	\$271,000
INITIAL CAP RATE:	6.5%
BUILDING SIZE:	15,036 square feet
LAND ACREAGE:	1.87 Acres
YEAR BUILT:	2000
ZONING:	Commercial
TENANT:	Walgreens
LEASE TYPE:	NN
PRIMARY LEASE TERM:	20 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE COMMENCEMENT:	June 1, 2000
LEASE EXPIRATION DATE:	May 31, 2025
OPTIONS:	7 (5) Year Options
LEASE GUARANTOR:	Walgreens
TENANT WEBSITE:	www.walgreens.com

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All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



Walgreen Company, d/b/a Walgreens, is an American company that operates as the second-largest pharmacy store chain in the United States behind CVS Health. It specializes in filling prescriptions, health and wellness products, health information, and photo services. As of August 31, 2019, the company operated 9,277 stores in the United States. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois. In 2014, the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol WBA.

TENANT OVERVIEW

Company:	Walgreens
Founded:	1901
Total Revenue:	138.5 Billion
Headquarters:	Deerfield, Illinois
Website:	www.walgreens.com

TENANT HIGHLIGHTS

- Over 9,277 stores in the United States
- Walgreens has 331,000 Employees
- Ranked #236 on Forbes List of World's Best Employers 2021
- Ranked #33 in Sales, #413 in Assets and #379 in Market Value on Forbes Global 2000 2021 List

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TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

S Western St & Plains Blvd N

19,456

S. Western St & Wolfli Ave N

21,009

S. Western St & W 14th Ave N

18,443

DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

Total Population

82,453

164,105

227,941

Total Households

35,414

65,335

86,183

Average HH Income

\$65,095

\$72,559

\$72,776

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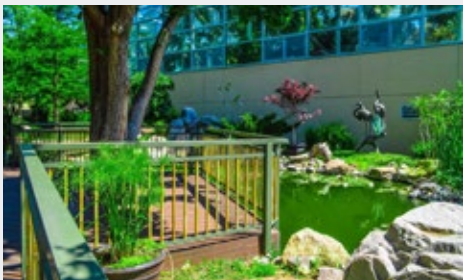
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Amarillo is a city in the U.S. state of Texas and the seat of Potter County. It is the 14th-most populous city in Texas and the largest city in the Texas Panhandle. A portion of the city extends into Randall County. The city of Amarillo, originally named Oneida, is situated in the Llano Estacado region. The availability of the railroad and freight service provided by the Fort Worth and Denver City Railroad contributed to the city's growth as a cattle-marketing center in the late 19th century. Amarillo was once the self-proclaimed "Helium Capital of the World" for having one of the country's most productive helium fields. The city is also known as "The Yellow Rose of Texas" (as the city takes its name from the Spanish word for yellow), "Yellow City" for its name, and "Rotor City, USA" for its V-22 Osprey hybrid aircraft assembly plant. Amarillo operates one of the largest meat-packing areas in the United States. Pantex, the only nuclear weapons assembly and disassembly facility in the country, is also a major employer. The location of this facility also gave rise to the nickname "Bomb City". The attractions Cadillac Ranch, and Big Texan Steak Ranch are located adjacent to Interstate 40. U.S. Highway 66 also passed through the city.



Amarillo Botanical Gardens

In 1929, an enterprising group of hardworking women banded together to create the first garden club of Amarillo, TX. They set out to prove gardening was possible in the challenging high plains of Texas. The garden was dedicated on November 17th at the current location in the Medical Center Park.



Cadillac Ranch

This offbeat roadside attraction features 10 graffiti-covered Cadillacs standing upright in a row, buried nose-first in the ground. The sculpture is the brainchild of Amarillo millionaire Stanley Marsh III, who chose classics dating from 1948 to 1963, the "Golden Age" of the American automobile.



Cowgirls and Cowboys in the West

A Western Heritage attraction located on the rim of Palo Duro Canyon, in Amarillo, Texas- near historic Route 66. We not only offer horseback riding, but also private and public chuck wagon meals for groups that includes cowboy entertainment, and a venue to learn about horsemanship, Old West History and also specific history of the Palo Duro Area.



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